

THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

Alex Marsh • amarsh@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.118 • www.rweiler.com

**OPPORTUNITY ZONE  
FRANKLINTON**

1185, 1187-1193 W Broad Street

1199-1201 W Broad Street

**Below Market Rent - 6,000 +/- SF of Commercial Space Available**



Appraisal Brokerage Consulting Development

**REDEVELOPMENT OPPORTUNITY**

1185, 1187-1189, 1193, 1199 -1201 W Broad St and 29-31 S Yale Ave, Columbus, OH 43222

## MIXED-USE BUILDING FOR SALE/LEASE IN FRANKLINTON

Rare opportunity to acquire a mixed-use building on Broad Street in the heart of Franklinton. Located in an Opportunity Zone, this sale includes two additional parcels currently utilized as parking. These lots present a compelling development opportunity and fall within the existing CRA tax abatement area, while also qualifying for additional Opportunity Zone benefits.

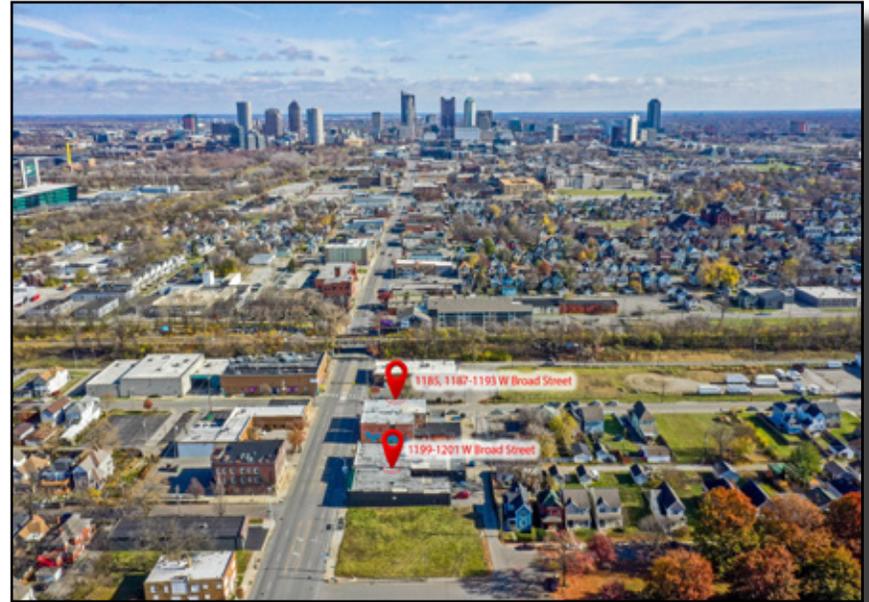
The property features commercial space on the first floor that is ideal for an owner/user seeking office or retail presence along Broad Street. With income generated from the upper-level apartments and other in-place commercial tenants, a majority — if not all — of the building's ownership costs could be offset, creating a highly attractive live/work or investment scenario.

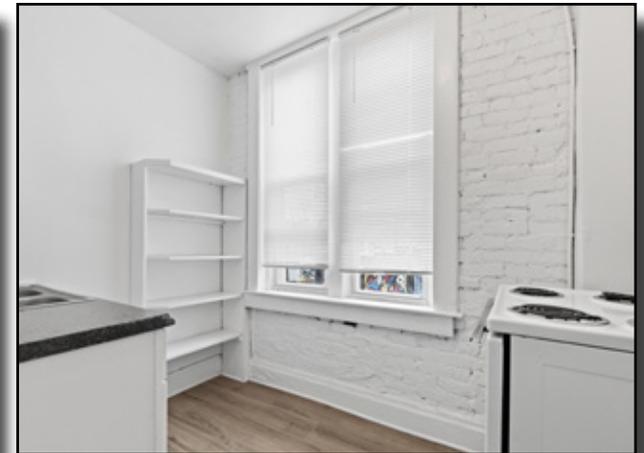
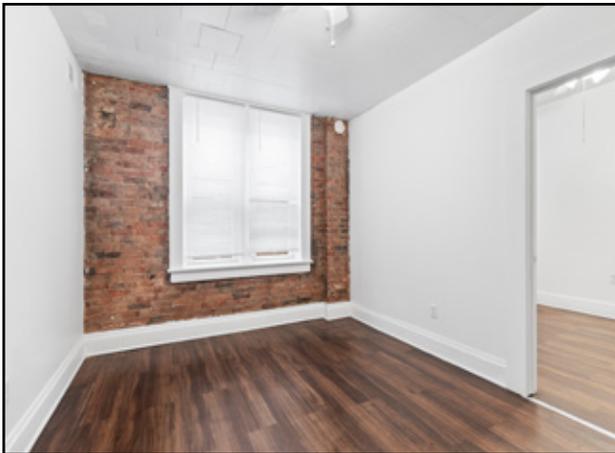
Current tenants are paying below-market rents, providing meaningful upside as leases roll and the continued revitalization of Franklinton drives rental growth. With billions of dollars being invested in the neighborhood and its immediate proximity to Downtown Columbus, this asset is exceptionally well positioned to benefit from the city's ongoing growth and momentum.



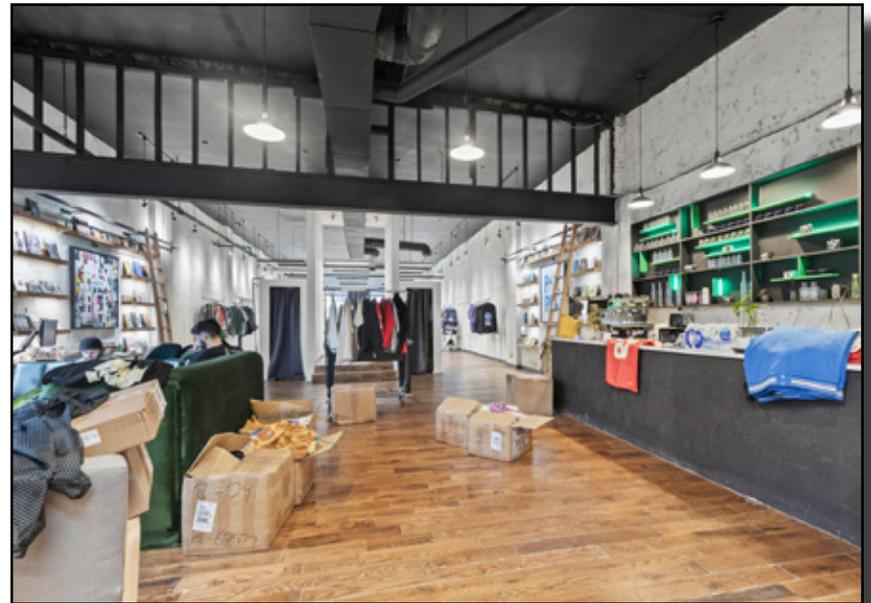
## Property Highlights

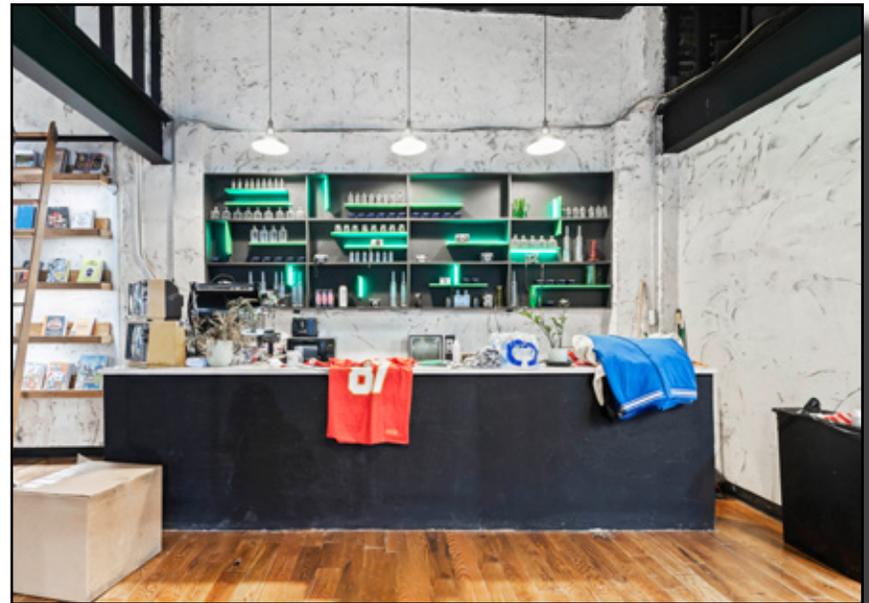
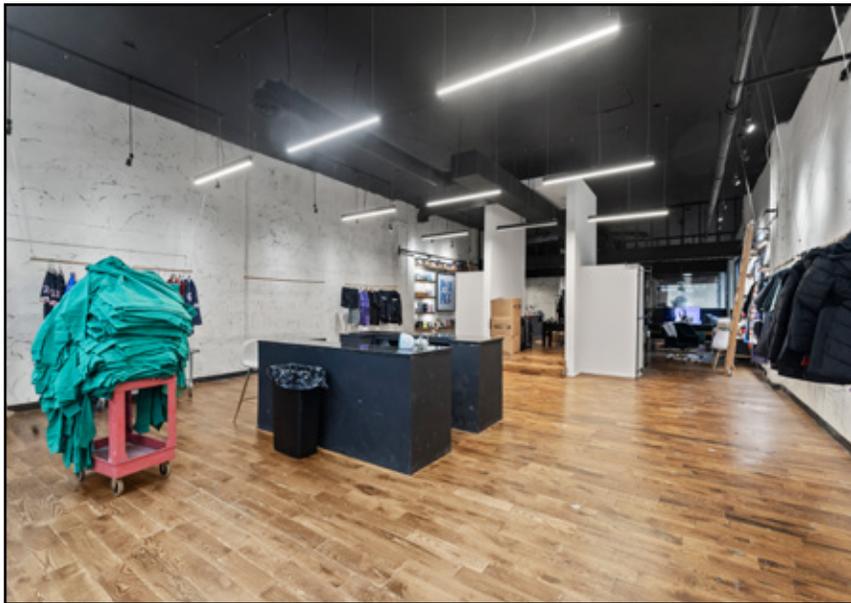
|                  |  |
|------------------|--|
| Address:         | 1185, 1187-1189, 1193, 1199-1201 West Broad St and 29-31 South Yale Ave Columbus, OH 43222 |
| County:          | Franklin   |
| PID:             | 010-003939, 010-012831<br>010-033682, 010-038505<br>010-054063, 010-063626                 |
| Location:        | SWC of W Broad Street and S Yale Ave   |
| Year Built:      | 1900   |
| Levels:          | 1 and 2 stories  |
| Acreage:         | 0.9 +/- ac   |
| Building Size:   | 23,758 +/- SF  |
| List Price:      | \$1,250,000  |
| List Price/SF:   | \$52.61  |
| Available Space: | 6,000 +/- SF   |
| Lease Rate:      | Negotiable   |
| Zoning:          | LC4 - Commercial<br>R-2 - Residential  |

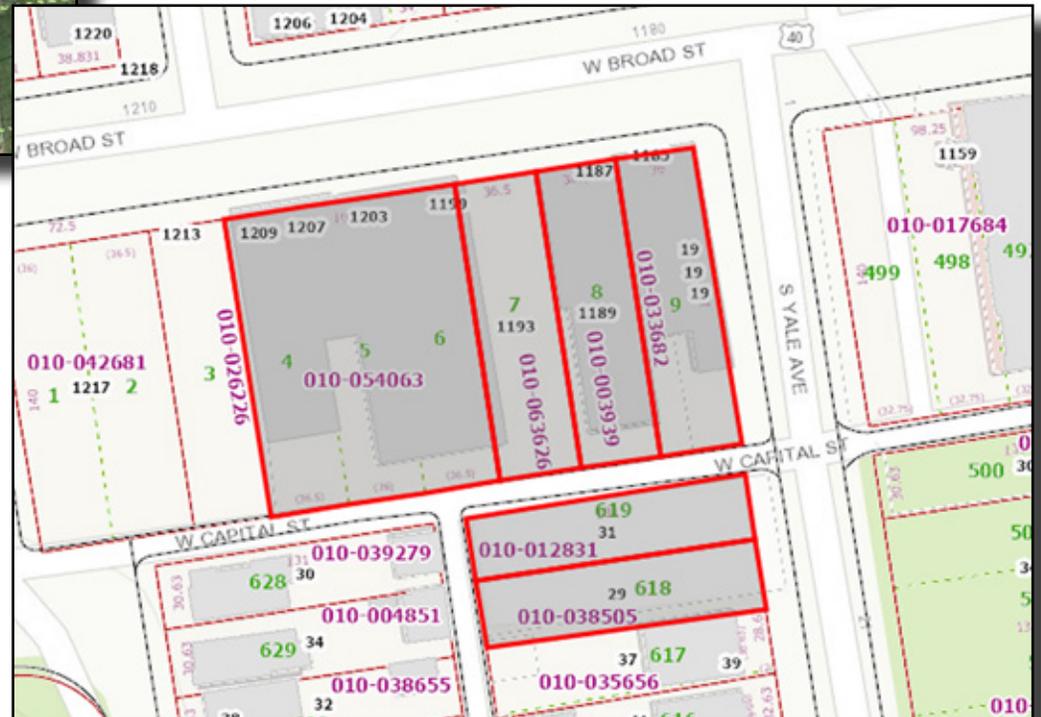






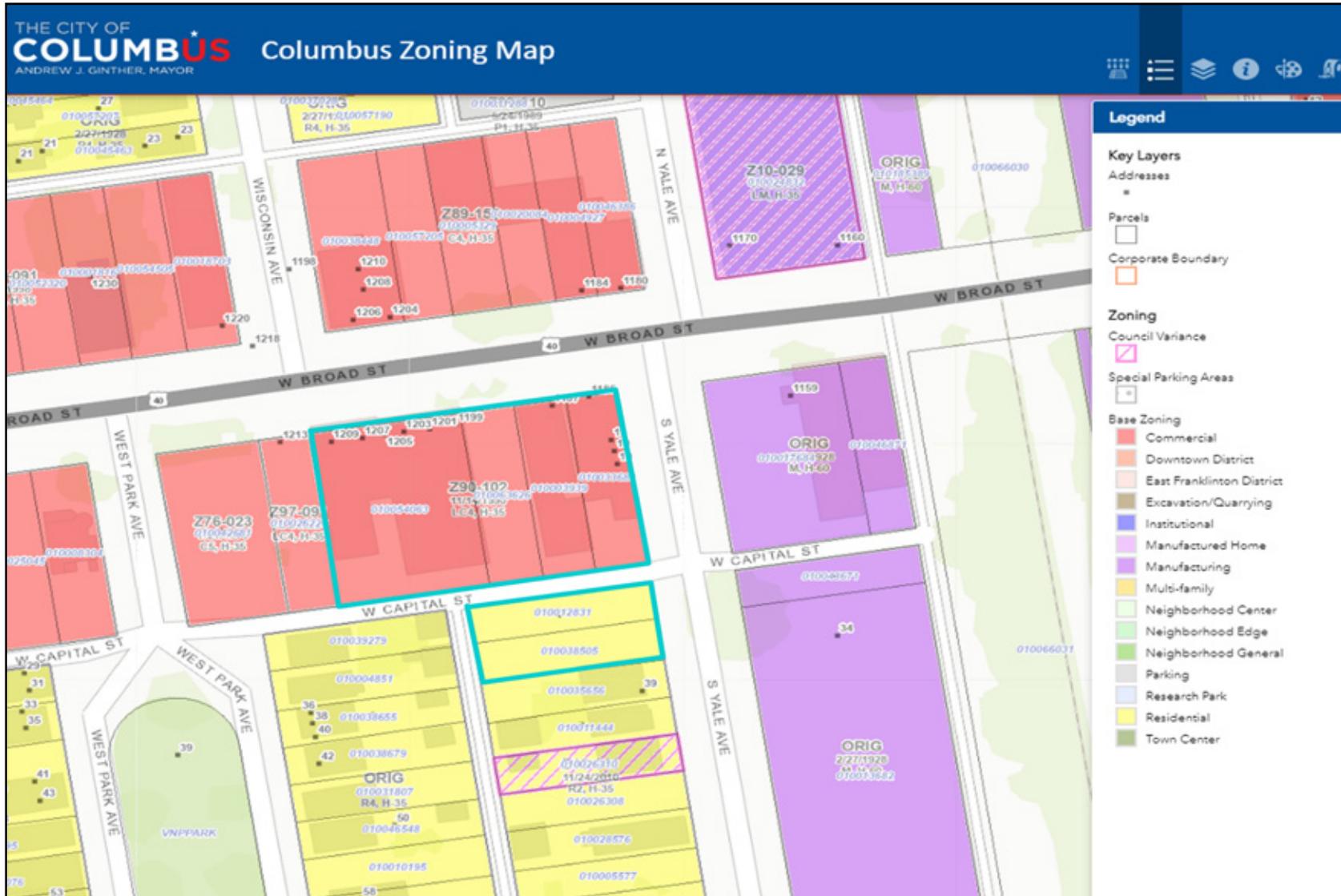






# FRANKLINTON

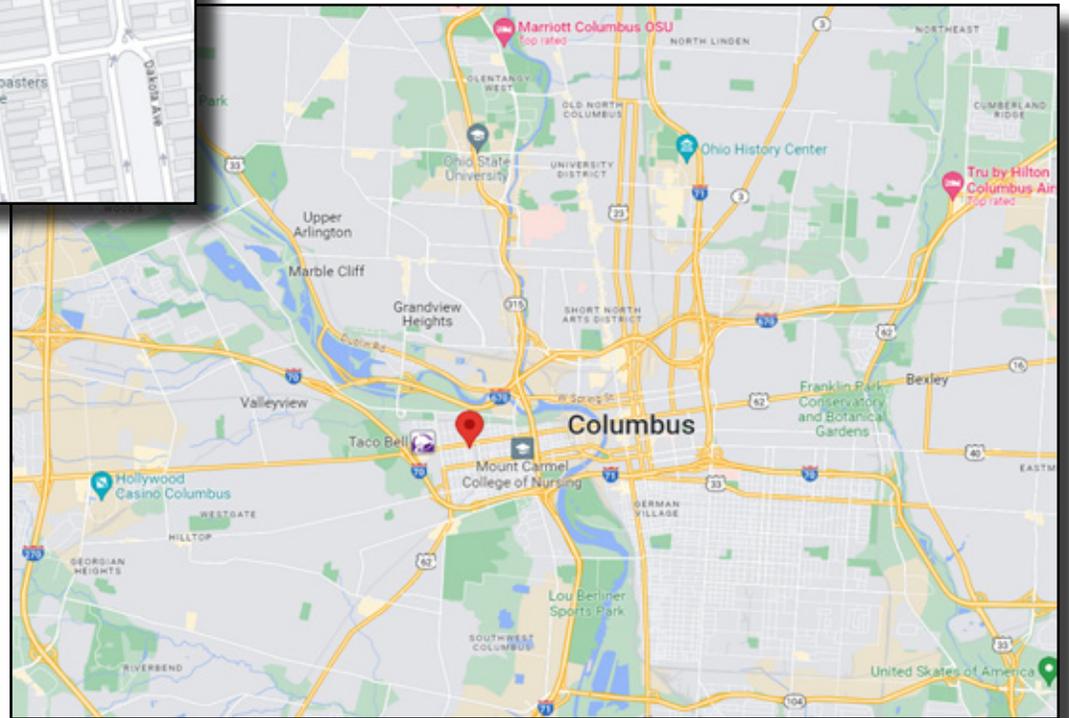
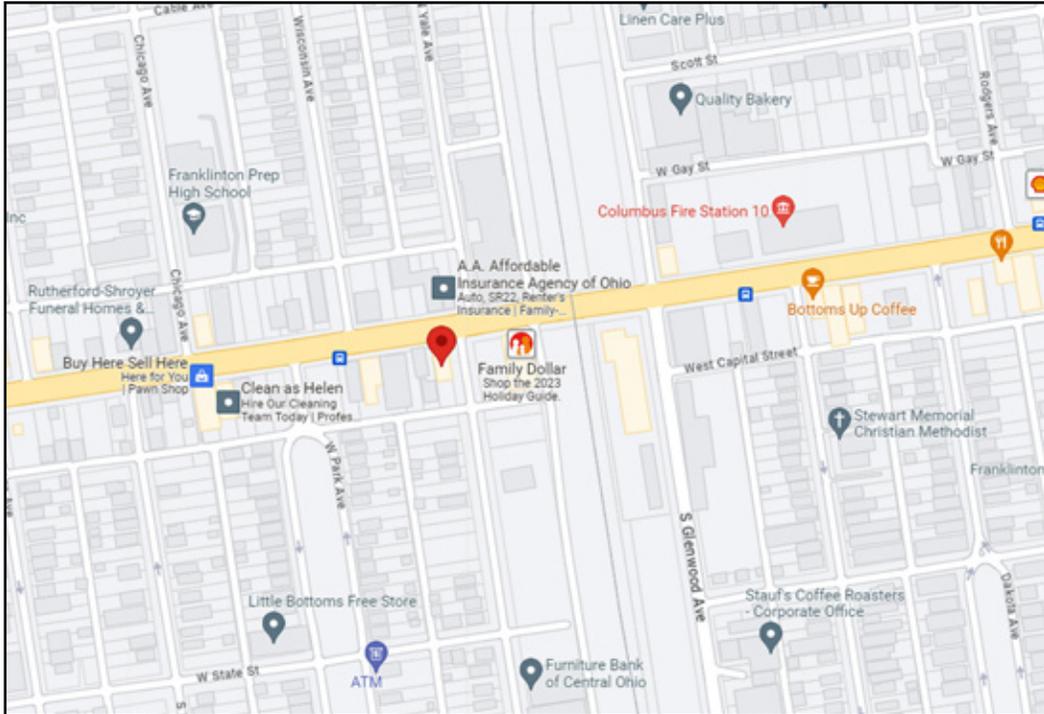




Click [here](#) to view zoning regulations



Please click [here](#) to view Franklinton Target Area Plan



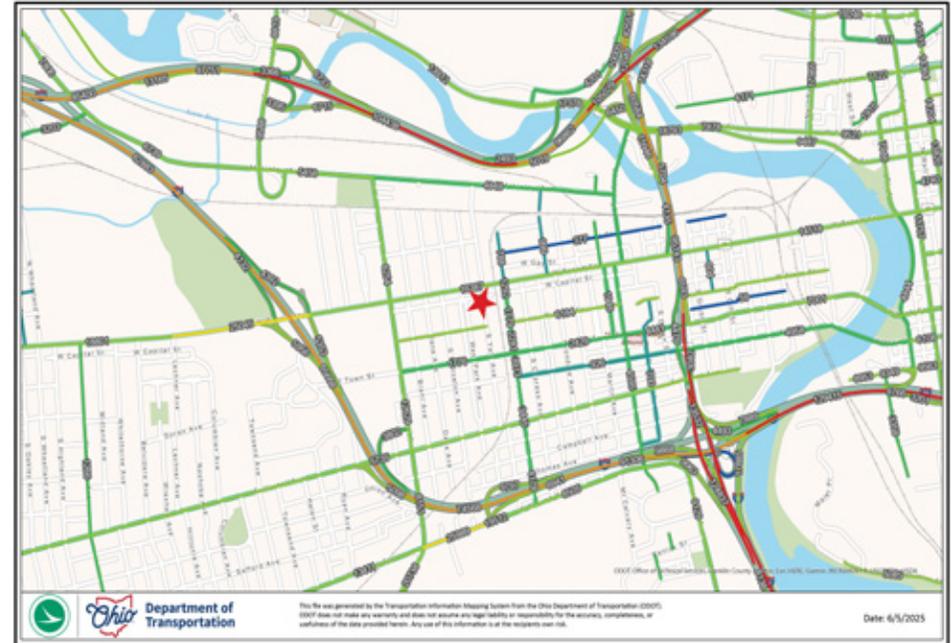


## Great Location!

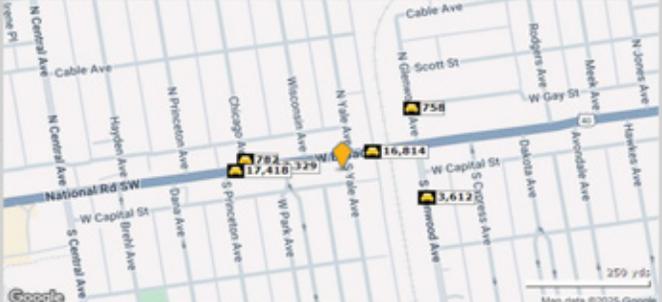
- Easy access to major roads
- Minutes to Downtown Columbus
- 12 Minutes to John Glenn Airport

Demographic Summary Report

| 1185 W Broad St, Columbus, OH 43222       |   |               |                |  |
|---|---|---------------|----------------|--|
|   |  |               |                |  |
| Radius                                    | 1 Mile  | 3 Mile        | 5 Mile         |  |
| <b>Population</b>                         |   |               |                |  |
| 2029 Projection                           | 10,061  | 146,193       | 344,382        |  |
| 2024 Estimate                             | 9,683   | 144,272       | 340,149        |  |
| 2020 Census                               | 7,805   | 135,648       | 321,494        |  |
| Growth 2024 - 2029                        | 3.90%   | 1.33%         | 1.24%          |  |
| Growth 2020 - 2024                        | 24.06%  | 6.36%         | 5.80%          |  |
| <b>2024 Population by Hispanic Origin</b> |   |               |                |  |
| 2024 Population                           | 9,683   | 144,272       | 340,149        |  |
| White                                     | 5,757 59.45%  | 98,513 68.28% | 208,722 61.36% |  |
| Black                                     | 2,227 23.00%  | 20,640 14.31% | 72,178 21.22%  |  |
| Am. Indian & Alaskan                      | 55 0.57%  | 618 0.43%     | 1,545 0.45%    |  |
| Asian                                     | 84 0.87%  | 5,568 3.86%   | 13,840 4.07%   |  |
| Hawaiian & Pacific Island                 | 5 0.05%   | 80 0.06%      | 182 0.05%      |  |
| Other                                     | 1,556 16.07%  | 18,853 13.07% | 43,682 12.84%  |  |
| U.S. Armed Forces                         | 0   | 62            | 179            |  |
| <b>Households</b>                         |   |               |                |  |
| 2029 Projection                           | 3,956   | 68,953        | 147,182        |  |
| 2024 Estimate                             | 3,812   | 68,111        | 145,383        |  |
| 2020 Census                               | 3,091   | 64,327        | 137,275        |  |
| Growth 2024 - 2029                        | 3.78%   | 1.24%         | 1.24%          |  |
| Growth 2020 - 2024                        | 23.33%  | 5.88%         | 5.91%          |  |
| Owner Occupied                            | 1,151 30.19%  | 21,583 31.69% | 53,707 36.94%  |  |
| Renter Occupied                           | 2,661 69.81%  | 46,528 68.31% | 91,676 63.06%  |  |
| <b>2024 Households by HH Income</b>       |   |               |                |  |
| Income: <\$25,000                         | 1,617 42.40%  | 15,576 22.87% | 35,389 24.34%  |  |
| Income: \$25,000 - \$50,000               | 1,054 27.64%  | 12,747 18.72% | 30,940 21.28%  |  |
| Income: \$50,000 - \$75,000               | 534 14.00%  | 12,560 18.44% | 25,589 17.60%  |  |
| Income: \$75,000 - \$100,000              | 147 3.85%   | 8,186 12.02%  | 16,988 11.68%  |  |
| Income: \$100,000 - \$125,000             | 160 4.20%   | 5,581 8.19%   | 11,632 8.00%   |  |
| Income: \$125,000 - \$150,000             | 200 5.24%   | 3,973 5.83%   | 7,378 5.07%    |  |
| Income: \$150,000 - \$200,000             | 80 2.10%  | 4,653 6.83%   | 8,759 6.02%    |  |
| Income: \$200,000+                        | 22 0.58%  | 4,834 7.10%   | 8,709 5.99%    |  |
| 2024 Avg Household Income                 | \$43,854  | \$83,036      | \$77,255       |  |
| 2024 Med Household Income                 | \$29,289  | \$60,489      | \$55,740       |  |

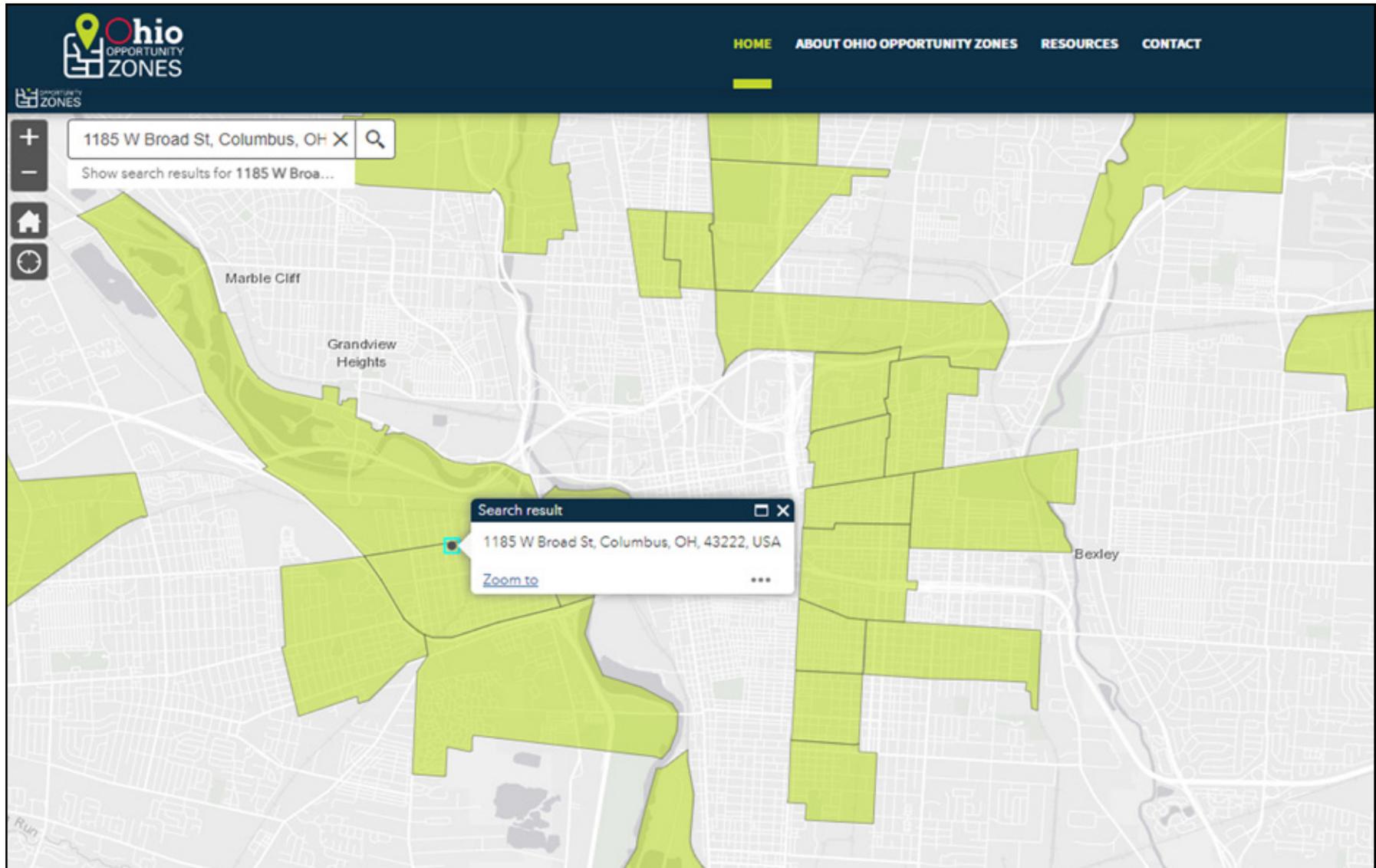


Traffic Count Report

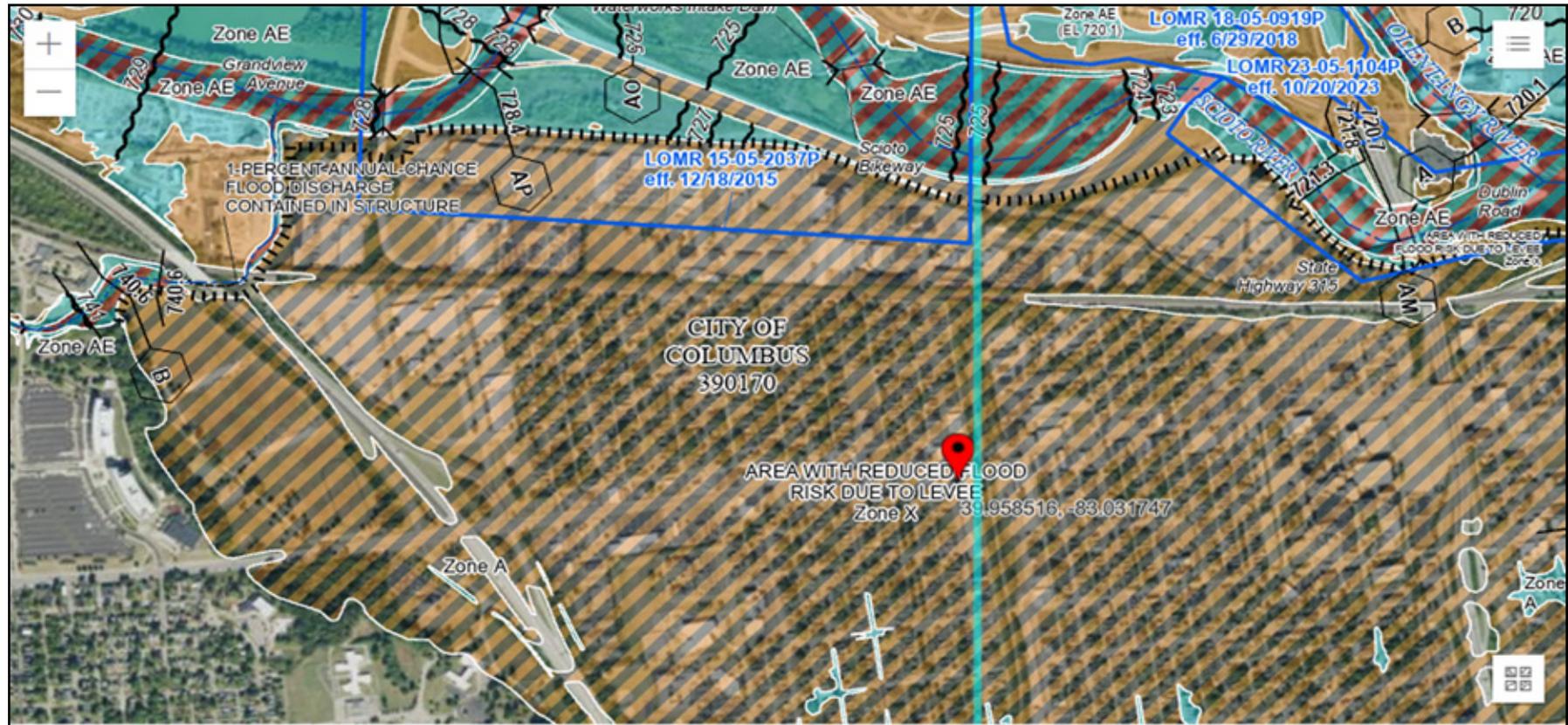
| 1185 W Broad St, Columbus, OH 43222  |                 |                |            |                  |             |                          |
|--|-----------------|----------------|------------|------------------|-------------|--------------------------|
|  |                 |                |            |                  |             |                          |
|  |                 |                |            |                  |             |                          |
| Street   | Cross Street    | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop. |
| 1 W Broad St   | N Yale Ave      | 0.02 W         | 2018       | 15,702           | MPSI        | .04                      |
| 2 W Broad St   | N Yale Ave      | 0.02 W         | 2025       | 16,814           | MPSI        | .04                      |
| 3 W Broad St   | Chicago Ave     | 0.02 W         | 2025       | 17,329           | MPSI        | .09                      |
| 4 S Glenwood Ave   | W Capital St    | 0.03 N         | 2020       | 3,795            | MPSI        | .10                      |
| 5 S Glenwood Ave   | W Capital St    | 0.03 N         | 2025       | 3,612            | MPSI        | .10                      |
| 6 Chicago Ave  | W Broad St      | 0.01 S         | 2022       | 730              | MPSI        | .11                      |
| 7 Chicago Ave  | W Broad St      | 0.01 S         | 2025       | 782              | MPSI        | .11                      |
| 8 N GLENWOOD AVE   | W Gay St        | 0.02 N         | 2025       | 712              | MPSI        | .11                      |
| 9 Glenwood Avenue  | W Gay St        | 0.02 N         | 2020       | 758              | MPSI        | .11                      |
| 10 W Broad St  | S Princeton Ave | 0.01 W         | 2025       | 17,418           | MPSI        | .12                      |



Appraisal Brokerage Consulting Development



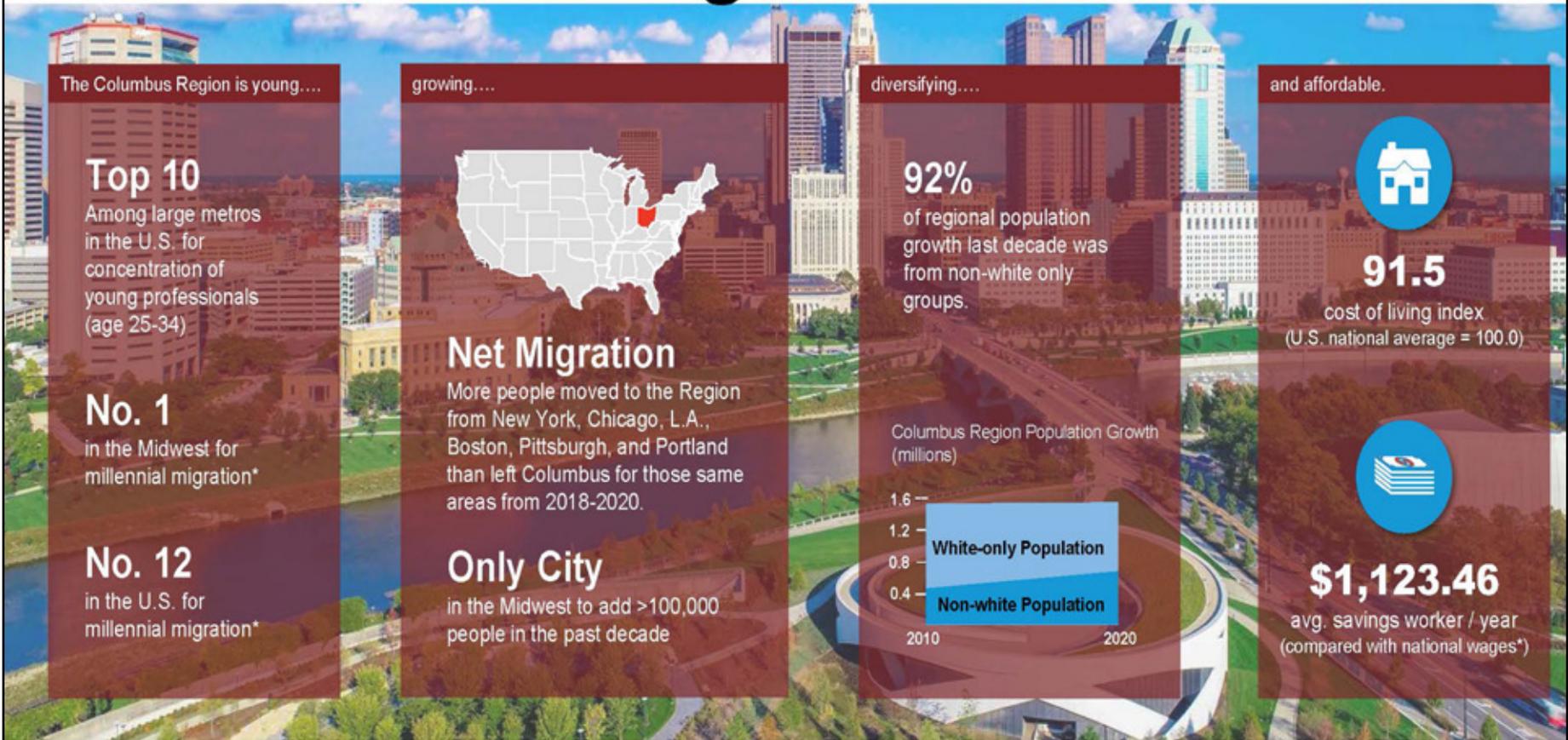
Click [here](#) to read about Ohio Opportunity Zones



Esri, USDA Farm Service Agency, Microsoft Powered by Esri

|  |  |   |
|--|--|---|
| <p><b>PIN</b></p> <ul style="list-style-type: none"> <li> Approximate location based on user input and does not represent an authoritative property location</li> </ul> <p><b>MAP PANELS</b></p> <ul style="list-style-type: none"> <li> Selected FloodMap Boundary</li> <li> Digital Data Available</li> <li> No Digital Data Available</li> <li> Unmapped</li> </ul> <p><b>OTHER AREAS</b></p> <ul style="list-style-type: none"> <li> Area of Minimal Flood Hazard Zone X</li> <li> Effective LOMRs</li> <li> Area of Undetermined Flood Hazard Zone D</li> <li> Otherwise Protected Area</li> <li> Coastal Barrier Resource System Area</li> </ul> | <p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li> Without Base Flood Elevation (BFE) Zone A, X, AP</li> <li> With BFE or Depth</li> <li> Regulatory Floodway Zone AE, AO, AH, VE, AR</li> </ul> <p><b>OTHER AREAS OF FLOOD HAZARD</b></p> <ul style="list-style-type: none"> <li> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</li> <li> Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li> Area with Reduced Flood Risk due to Levee. See Notes, Zone X</li> <li> Area with Flood Risk due to Levee Zone D</li> </ul> | <p><b>OTHER FEATURES</b></p> <ul style="list-style-type: none"> <li> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li> 17.5 Coastal Transect</li> <li> Base Flood Elevation Line (BFE)</li> <li> Limit of Study</li> <li> Jurisdiction Boundary</li> <li> Coastal Transect Baseline</li> <li> Profile Baseline</li> <li> Hydrographic Feature</li> </ul> <p><b>GENERAL STRUCTURES</b></p> <ul style="list-style-type: none"> <li> Channel, Culvert, or Storm Sewer</li> <li> Levee, Dike, or Floodwall</li> </ul> |
|--|--|---|

# What's Driving Investment?



# Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

## THE ROBERT WEILER COMPANY EST. 1938



The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 88 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



Alex Marsh  
Vice President  
614-937-3658  
[amarsh@rweiler.com](mailto:amarsh@rweiler.com)

Learn more about us at  
[www.rweiler.com](http://www.rweiler.com)

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs.

All potential buyers must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy or completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and/or broker proceeds at its own risk.